

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE THIRTEENTH DAY OF MAY, 2010

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Administration Building, Newport, Rhode Island at 5:00 p.m. on May 13, 2010.

Roll call followed the Pledge of Allegiance:

PRESENT:	Chairperson	Jan Shapin
	Vice Chair	Rodney Bowley
	Commissioner	Cheryl Abney
	"	Frank McCauley
	"	Frank Landry
	"	Frank Coleman
	"	Constance Vergowven

ABSENT: None.

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Landry, seconded by Commissioner McCauley, and unanimously carried the minutes of the regular monthly meeting held on April 15, 2010 as well as the Special Meeting held April 20, 2010 were approved.

The Secretary has added a "help wanted" flyer for correspondence to this month's Board meeting. The flyer represents summer job opportunities for youths ages 14-21. The job fair was held on May 12, 2010 with 30 applicants in attendance.

Upon a motion by Commissioner Bowley, seconded by Commissioner Abney, and unanimously carried, the correspondence was received.

The monthly bills report was presented to the Commissioners.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, payment of the bills was approved.

The Secretary requested approval of Resolution 1053 required by HUD with our annual self certification in their Public Housing Assessment System (PHAS). This certification is due on May 31, 2010. The submission will be provided at a later date.

Upon a motion by Commissioner McCauley, seconded by Commissioner Coleman, and unanimously carried, to accept and approve Resolution 1053 for PHAS certification.

The Secretary requested approval for the following payments:

Pezzuco Construction – Park Holm Renovations Change Order #7 in the amount of \$8,285 for sidewalks & landscaping.

Upon a motion by Commissioner Landry, seconded by Commissioner McCauley, and unanimously carried, payment of Change Order #7 was approved.

Pezzuco Construction – Park Holm Renovations - #9 in the amount of \$292,377.

Upon a motion by Commissioner Bowley, seconded by Commissioner Coleman, and unanimously carried, payment of requisition #9 was approved.

Authorization to Amend the Pezzucco Construction Contract for additional buildings & time. The total cost of this contract amendment will be \$1,340,000.00.

Upon a motion by Commissioner McCauley, seconded by Commissioner Abney, and unanimously carried, authorization to amend contract was approved.

The Secretary requested approval for the Authority to purchase three (3) maintenance vehicles from Tasca Ford in the amount of \$81,040.00.

Upon a motion by Commissioner Bowley, seconded by Commissioner Coleman, and unanimously carried, approving the purchase of three maintenance vehicles.

The Secretary submitted to the Commissioners the Consent Calendar items which included the Finance Reports, C.O.P. Report, Applications, Occupancy, Section 8 Report, April Collection/Loss Reports, Social Services Report and Elderly Services Coordinator Report.

Upon a motion by Commissioner Bowley, seconded by Commissioner Coleman, and unanimously carried, the Consent Calendar items were accepted as read.

The Secretary presented to the Board an updated Capital/ARRA Projects report regarding the Phase V demolition work, Park Holm Master Plan, Capital Needs Assessments, Vehicle Replacement, Scattered Elderly Sites Work, Florence Gray Building and Donovan Manor.

Upon a motion by Commissioner Bowley, seconded by Commissioner Coleman, and unanimously carried, that the report regarding the Capital/ARRA Projects was received.

Yvette Harris, President of the Newport Resident Council, was absent from this month's meeting.

Upon a motion by Commissioner Bowley, seconded by Commissioner McCauley, and unanimously carried, that the monthly report regarding the Newport Resident Council was received.

Commissioners' Request: (s)

- Commissioner Landry: Suggested education should be given to the residents on water usage conservation based on the upcoming increase in the water utility bills.
- Commissioner Bowley: Confirm if our units are equipped with water saving devices.

Upon a motion by Commissioner Abney, seconded by Commissioner McCauley, and unanimously carried, the meeting adjourned at 5:45 p.m.

Upon a motion by Commissioner Landry, seconded by Commissioner McCauley and unanimously carried by all to go into Executive Session in Accordance with RIGL § 42-46-5 (a) – 5 a) Property Disposition.

Upon return to open session the Chair announced that the Board engaged in further discussions with respect to Property Disposition.

Upon a motion by Commissioner Landry, seconded by Commissioner McCauley, and unanimously carried the meeting adjourned at 6:35 p.m.